

LET PROPERTY PACK

INVESTMENT INFORMATION

Acton Street, Wigan, WN1

206035838

 www.letproperty.co.uk





Property Description

Our latest listing is in Acton Street, Wigan, WN1

Get instant cash flow of **£6,600** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£14,850** which would provide the investor a Gross Yield of **16.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

Portfolio of 19 Self-Contained Flats

19 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 483 years

Current Rent: £6,600

Market Rent: £14,850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,092,000.00 and borrowing of £819,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,092,000.00

25% Deposit	£273,000.00
SDLT Charge	£107,550
Legal Fees	£1,000.00
Total Investment	£381,550.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £6,600 per calendar month but the potential market rent is



£ 14,850

Returns Based on Rental Income	£6,600	£14,850
Mortgage Payments on £819,000.00 @ 5%	£3,412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£660.00	£1,485.00
Total Monthly Costs	£4,087.50	£4,912.50
Monthly Net Income	£2,512.50	£9,937.50
Annual Net Income	£30,150.00	£119,250.00
Net Return	7.90%	31.25%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income Adjusted To **£89,550.00**

Net Return **23.47%**

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income Adjusted To **£102,870.00**

Net Return **26.96%**

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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